Statement of Cultural Heritage Value or Interest

Samuel Gilbert "Gib" Lukes House c. 1900

The subject property has been researched and evaluated to determine its cultural heritage significance according to Ontario Regulation 9/06. This Regulation, defined in the *Ontario Heritage Act*, outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act,* it must meet two or more of these criteria, which are outlined below. By using these criteria, staff can determine if the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 170 Barrie Street is located on the east side of Barrie Street. The property contains a Edwardian Classicism, c.1900 residential dwelling. Due to its association with an early family of Bradford, it is known as the Lukes House.

The subject property is legally described as 170 Barrie Street; Part of Lot 201 on Plan 122A

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Design/ Physical Value

The Lukes House has design and physical value as representative example of a Edwardian Classicism, c.1900 property. The house was built around 1900 and has the following characteristics: two storey home with a projecting bay; hip roof with decorative soffits under eaves.

Historical/ Associative Value

The Lukes House has historic/associative value for its direct association with Samuel and Samuel G. (Gilbert) Lukes. The Lukes were an early settler family in the Bradford community and operated a very successful flour mill. The Lukes family were businesspeople and, which contributed to the growth and development of the Town.

Contextual Value

The Lukes House has contextual value because it defines and supports and maintains the historic character of the former Village of Bradford.

Description of Heritage Attributes

Key heritage attributes of the Lukes House that exemplify its heritage value as an Edwardian, c.1900 house as it relates to the property include:

- Two and a half story home with projecting two story bay
- Low profile hip roof and projecting central shed dormers
- Brick masonry construction
- Rectangular Window Openings
- Portico with roof above with pediment details around the entrance and column supports
- Rafter ends under eaves
- Outside end chimney or north side of home